

MASON COUNTY HOUSING AUTHORITY MINUTES

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF MASON COUNTY (MCHA) HELD AT 2:30 P.M. ON **Aug 16th, 2023**, IN PERSON AT MASON COUNTY PUBLIC HEALTH DEPARTMENT CONFERENCE ROOM AND ONLINE VIA ZOOM

1. **CALL TO ORDER AND ROLL CALL:** George Blush called the meeting to order at 2:28 pm. Roll call was as follows:

Present: Dale Elmlund, George Blush, April Pooler, Randy Neatherlin, Becky Cronquist, Dan Armstrong

Others present:

Public Comment: None

Chairman comments: None

2. **Adoption of Agenda:** Becky Cronquist motioned to adopt the agenda, seconded by Dale Elmlund. Unanimously accepted.
3. **Approval of Minutes:** Approval of minutes motioned by Dale Elmlund, seconded by Randy Neatherlin. Approved unanimously.
4. **New business** – Dan Armstrong

Accepted offer Kneeland Park & ARPA repairs status –

- a. We have accepted the offer on Kneeland Park apartments, it is in escrow, hopefully will close within the next 30 days. It gives an immediate \$130k into the bank account, which will help immediate things that need to be paid on top of monthly revenue. ARPA is moving forward, we are starting this week on unit #9 and #11 at Fairmount, both will be full remodels. By the time of close to that, we will be moving to another one, Goldsborough, unit 5d was down, which was a Fentanyl and biohazard positive unit, Ad-West filed an insurance claim on that and is getting insurance to pay on some of that, other than that we are moving forward with all the projects. How many vacant? asked Becky, Fair and Golds all together? 7, including the burn units said Dan. 2 out of 7 are done and ready to rent. I propose we find a good tenant that has been a good tenant and move them from a 2 bedroom into one of the remodeled units, and that move will give me another unit to remodel for the ARPA program. Ad-west works the waiting list, don't they? asked Becky, yes says Dan, in our contracts it says residents take priority for transfers as well. Within the last 5 months, Raven has gotten the wait list workable, it was about 8 boxes of applications going back the last 20 years, it was never worked, every 6 months you need to go through and purge applications and that was not done, you need to make phone calls and update applications, etc. Raven tackled that and got it to a manageable actual waitlist. Dan said, going forward, I would like to move good residents into brand new units, let's reward them for being a good resident, and

hopefully that will show incentive for other residents as well says George, Dan agreed, it will help the morale, because eventually we want to fix all of them says George, Dan agreed, yes. Ideally, we would move a wait list person in and resident in a new unit, resident and wait list alternating, so we are still accessing residents and our wait list while getting things fixed.

Status of HUD filings by George –

- b. What happened this week was we figured out that we couldn't find the old account information for Cascade Management, and the only way to remove the old account is to enter that account information and enter your new account information, so without the old account information I wasn't sure what to do. I got an automated message telling me to delete the MCHA account from SAM.gov for 24 hours, and it would delete all prior information, and then reapply 24 hours later. That was yesterday and now I'm waiting on a response. I put myself, Rachel from Ad-West and you, Dan, as 3 points of contact on there. So, I'm hopeful that we get this number back in the email, it says up to 48 hours. So, I went in, deleted, re-entered everything, went back, and it should be good to go because it did not ask for any old information, and asked for Ad-West information going forward. Cascade will be removed permanently from SAM.gov moving forward. HUD was told and sent documentation when we terminated Cascade but for some reason they were still sending money, said Dan. George said, unfortunately with direct deposit it is what it is, prosecutorial there isn't much we can get away with, it's in arbitration, until mediation is over, we have nothing to stand on, so they basically got \$40k and there is nothing we can do about it until we are done dealing with attorneys. Cascade Management got \$40k, lawyers are basically going to pull that whole thing apart, as far as they are concerned, we owe them whatever figure they said, and as far as we are concerned, they owe us, and Dan mentioned how Cascade hadn't provenly upheld much of anything in the contract. We cleaned it up, made it better, we are on the right track, and they can't take that away from us says George.

5. Old business – Dan Armstrong

Update on sale of Pine Garden –

- c. The sale of Pine Garden is still on track, it is going forward, Elijah said that hopefully within the next month it should be done. We are still waiting on subsidy money, once what George was doing goes through hopefully we will get our money, vacancies are going well, nowhere near what it was, it is getting full, when we finish the Kneeland sale and get the \$130k it will allow me to pay IRS and L&I, lawyers and accountant, and it gives us a little cushion until the Pine Garden sale. Pine Garden is taking longer than Kneeland because with HUD there are so many hoops and things to jump through, Kneeland is tax-credit, which is easy, as close to conventional as

they come in the subsidy world. Randy said, I've been dealing with HUD and Ad-West, everything is coming together, it should be quick once we get the pieces you're doing together, the first voucher looks close to being approved, once we have the rest it should fall all in place. Once I get vouchers in, it should start going directly to them, George says. Once Pine Garden back pay comes in, it should give us quite a bit more in operational account as well says Dan. Only if we can show these other documents, supporting documents for the checks that we gave them, if we can't show that we must pay that back says Randy. I'm talking about the money coming back from Ad-West says Dan, if we can't show supporting documents, that money will have to go there says Randy, for ARPA. Raven is working on that now, says George.

2. **Questions** – None
3. **Future meeting is September 20th, 2023**
4. **Adjournment of meeting**, motioned by Dale Elmlund, seconded by April Pooler @ 2:44 pm. Meeting adjourned.